

Route 34/72 Jackson



Southeast District

1-888-ASK-MODOT (1-888-275-6636)

The Right-Of-Way Process Begins

You've probably seen surveyors out and about along the Route 34/72 improvements area. The surveyors are working on several items, in addition to right-of-way.

"We've had questions from some residents about the areas being staked," said Project Manager Eric Krapf. "The location of flags doesn't necessarily mean that is where the right-of-way line will be. In many instances the flags represent nothing more than easements."

Residents have also questioned when the right-of-way process will begin to affect them.

"We've only just begun the process," said Right-of-Way Manager Sherry

Glastetter. "Our right-of-way team is working its way through phase one of the project and we plan to contact all impacted property owners by this summer."

Working with property owners begins long before a road is ever built. MoDOT hosts public hearings and meetings to discuss proposed routes and what that means for right-of-way. Residents get the opportunity to comment and then, once the route is selected, MoDOT's right-of-way team steps up.

A relocation and assistance program is available to eligible people, businesses, farm operations and nonprofit organizations which are wholly or partially displaced by a MoDOT project.

If an agreement cannot be

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A Tale Of Two Properties

As MoDOT's right-of-way team begins contacting property owners, we wanted to share the experiences of two who have completed the process.

Carlton and Allison Thoma sold MoDOT some highway frontage of their property for part of the improvements.

"People came out and talked to us several times and everything went really well," said Carlton Thoma. "Everyone was very nice."

The right-of-way process can be sensitive, but Thoma says dealing with MoDOT's project team was a pleasure.

"We went to a public meeting and talked with Dave Wyman (MoDOT Sr. Highway Designer) who is a nice, young man and he answered all of our questions, showed us the property that would be needed for the improvements and it made us feel more at ease. It was really positive," said Thoma.

Likewise, Betty Adams had similar feelings.

"Jan (Collier, MoDOT Sr. Right-Of-Way Specialist) did an exceptional job. I can't think of a thing that didn't go well," she said.

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Project Update

After working with the city of Jackson and its residents, MoDOT wanted to provide an update about Route 25 improvements and a pedestrian walkway as part of the Route 34/72 improvements.

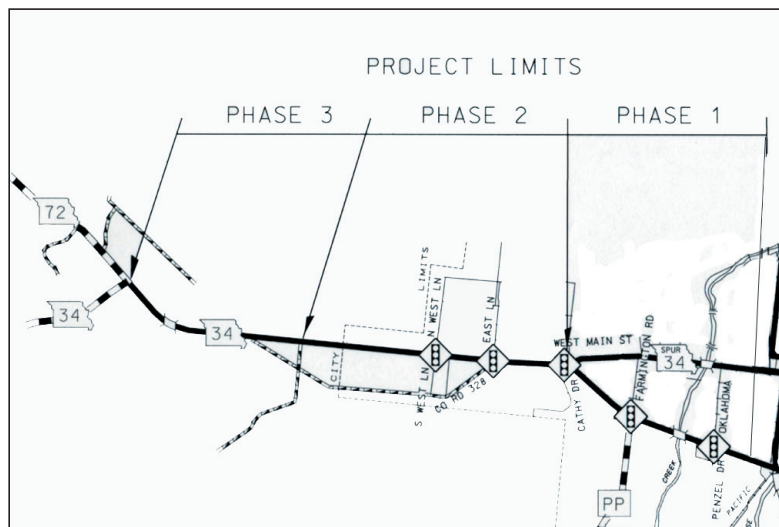
Route 25

MoDOT planned to widen and resurface Route 25 and to add turn lanes for Jackson Trail. Because of the recent change in the Route 34/72 project limits, the department discussed changing plans to Route 25. After discussing it with the city, the improvements to Route 25 will proceed as planned with construction beginning in 2005.

Sidewalk/Bike Trail

MoDOT's work to improve Route 34/72 is also an effort to blend pedestrian safety and community needs.

Part of the Route 34/72 improvements includes constructing a sidewalk/biking trail.



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Route 34/72 at Jackson

Right-Of-Way Continued



Sr. Right-Of-Way Specialist Tom Sanders, left, works with property owners during a public meeting.

property and determine an award of value. The property owner and MoDOT can accept the award or either can file an exception. If a settlement cannot be reached at that point, a trial date

reached on the purchase price of a property, mediation begins. MoDOT has an approved list of mediators who work with both parties to reach an agreement. If an agreement still cannot be reached, it then goes into a process called condemnation.

"At that point, a judge appoints three commissioners. They review the

would be set and a jury would make the final determination of value," Glastetter said.

The only qualifications for being a commissioner is that residence must be in the same county as the property in question. Glastetter said usually MoDOT and the property owner make recommendations for commissioners and the judge appoints three from those recommendations.

"It is a long process and a highly sensitive one," said Glastetter. "Every situation is different and we try to work with each property owner based on the circumstances."

If you have any questions regarding the right-of-way process, please contact MoDOT toll-free at 1-888-ASK-MODOT (1-888-275-6636) or (573) 472-5345.

Properties Continued

MoDOT purchased Adam's home and entire property, something that can be stressful but worked out nicely for Adams.

"Everything just went really well and I like my new house," she said.

Both property owners say selling their property wasn't really something they had sought out but are pleased that it can help improve traffic and safety along Route 34/72 in Jackson.

"I hated to move, but there was no question that the improvements were needed," said Adams.

"I wish it had been done 15 years ago," said Thoma. "There is an unbelievable amount of traffic on the road. I think MoDOT is doing the right thing and I think when it is all said and done, everyone will be pleased."

Project Update Continued

The department and city discussed the trail as part of the improvements and decided the eight-foot trail should remain part of the project to help ensure pedestrian safety, especially with school traffic.

"I think the bike trail is important because it will link the two schools and provide a safer route for students between the campuses," said Jackson City Administrator Jim Roach.

Route 34/72

The changes in the Route 34/72 project limits came after meetings with the city and residents in October to ensure the project not only improves safety and

traffic but also serves the city's emerging transportation plan.

An advisory committee appointed by the city of Jackson has identified connecting Jackson Trail to Route PP as its third highest priority. The move would provide another outlet for the industrial traffic in the area. Along those same lines is another option under consideration which would extend Lee Avenue to Route 25. MoDOT decided to delay construction of the median barrier in front of Lee Avenue as the community continues to look at its traffic needs.

"This change basically creates 3.2 miles of improvements instead of 3.5 miles,"

District Engineer Scott Meyer said.

Without the median barrier, MoDOT will continue to monitor the left turns from Route 34 onto Lee Avenue. The heavy traffic flow on Route 34 sometimes makes the left turn difficult. The addition of traffic signals at Oklahoma Street should provide the needed break in traffic.

Route 25 Timeline

Right-Of-Way Purchases
2003

Construction
2005

Route 34/72 Timeline

Phase One Right-Of-Way Purchases
Currently ongoing through late 2003

Phase Two Right-Of-Way Purchases
Winter 2003-2004

Phase One Construction
2004

Phase Two Construction
2005

Phase Three Right-Of-Way Purchases and Construction
Future
(sometime after 2005)